



- Open Plan Living
- Lounge Diner
- 2 Bedrooms
- Upgraded Kitchen
- Newly Fitted Bathroom
- Enclosed Rear Garden
- Private Driveway
- Popular Location

Pitsford Close, Waddington, LN5 9FY,  
£207,500



Starkey&Brown are pleased to offer for sale this 2 bedroom terrace home located in the popular residential area of Waddington. Accommodation briefly comprises downstairs WC, upgraded kitchen and lounge diner. Rising to the first floor there are 2 bedrooms and a newly fitted family bathroom. To the rear of the property there is an enclosed garden. To the front of the property there is driveway parking for 1 vehicle. Waddington hosts a wealth of amenities including schooling at primary and secondary levels, easy access to Lincoln city centre, Co-op food store, pharmacy, takeaways and RAF Waddington. Council tax band: A. Freehold.



## Kitchen

Having uPVC double glazed window to front aspect, radiator, integral appliances such as hob, oven with extractor hood over, fridge freezer, sink and drainer unit, laminate flooring.

## Ground Floor WC

Having low level WC, sink and tiled walls.

## Lounge Diner

12' 8" x 14' 5" (3.86m x 4.39m)

Having 2 uPVC double glazed windows to rear aspect and French doors and laminate flooring.

## First Floor Landing

### Bedroom 1

12' 8" x 9' 10" (3.86m x 2.99m)

Having uPVC double glazed window to rear aspect and radiator.

### Family Bathroom

Having low level WC, sink, panelled bath with shower over and heated towel rail.

### Bedroom 2

12' 8" x 9' 3" (3.86m x 2.82m)

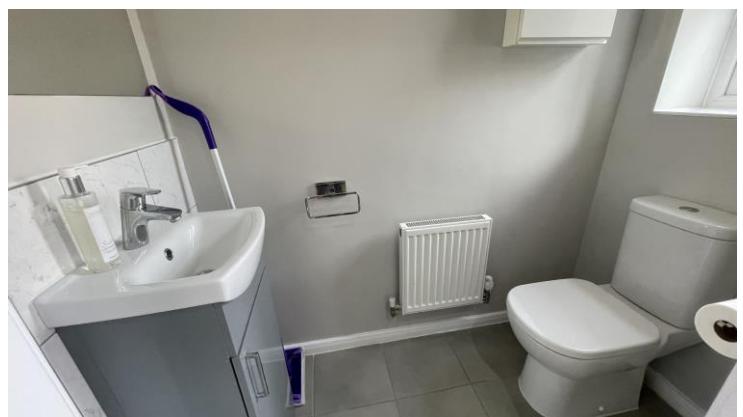
Having uPVC double glazed window to front aspect, storage cupboard and radiator.

### Outside Rear

Having a small patio area, raised beds. Gated access leads to bin area.

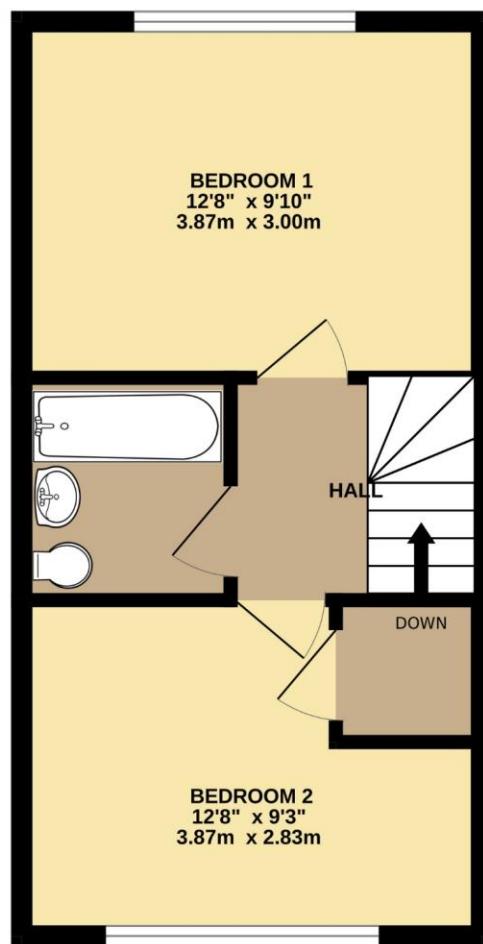
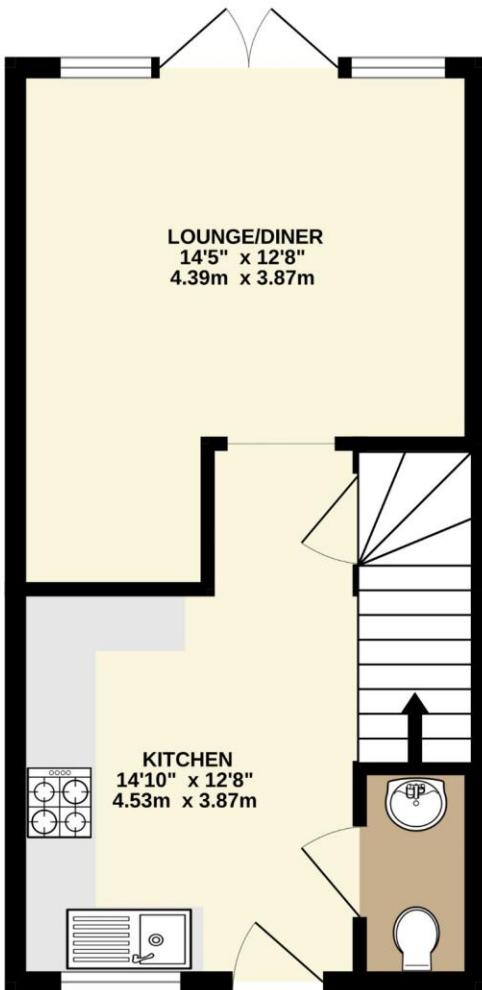
### Outside Front

To the front of the property there is a driveway parking for 1 vehicle.



GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.

1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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